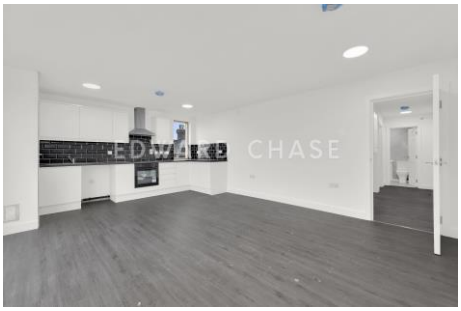
Edward Chase

Tel: 0208 995 9744
Email: simran.m@edwardchase.co.uk
Address: 29A Goodmayes Road Ilford Essex











Govindaraju House 2B Sibley Grove London, E12 6SE

Edward Chase Estate Agency presents this spacious two-bedroom, one-bathroom apartment situated on the top floor of Govindaraju House, conveniently located moments away from East Ham Underground Station. Boasting approximately 709 sq. ft. of internal living space, this property offers a well-designed layout, two generously sized double bedrooms and an impressive private roof terrace, making it an ideal home for working professionals, couples or families. The apartment features a spacious open-plan reception, dining area and fitted kitchen, complete with white goods and an electric hob. The reception area benefits from direct access to a substantial private roof terrace measuring approximately 20'8" x 8'4", providing excellent outdoor space for relaxing and entertaining. Both bedrooms offer generous proportions, whilst the bathroom comprises a standing shower enclosure, wash basin and WC. **Property features:** - Two spacious double bedrooms

- 2 bedroom flat
- Gas central heating and electric hobs
- Kitchen white goods included
- Secure entrance
- Rented unfurnished
- Double glazed windows
- Council Tax Band C, EPC rating C, London Borough Newham
- Located on East Ham High Street & Station Access

Monthly Rental Of £1,850

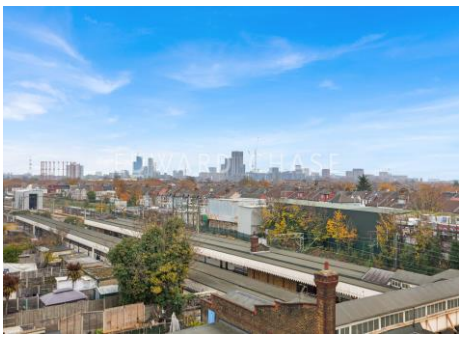
Govindaraju House 2B Sibley Grove
London, E12 6SE

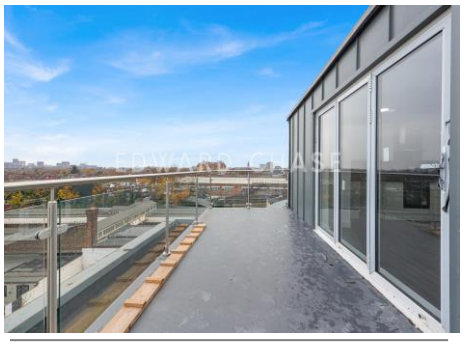
Monthly Rental Of £1,850

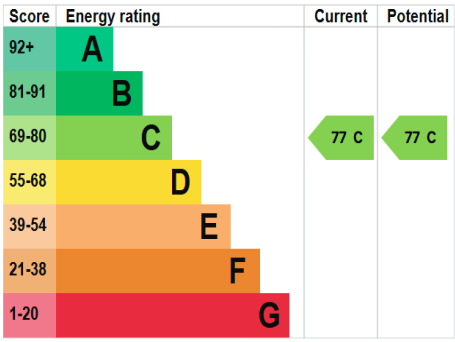
Edward Chase Estate Agency presents this spacious two-bedroom, one-bathroom apartment situated on the top floor of Govindaraju House, conveniently located moments away from East Ham Underground Station. Boasting approximately 709 sq. ft. of internal living space, this property offers a well-designed layout, two generously sized double bedrooms and an impressive private roof terrace, making it an ideal home for working professionals, couples or families. The apartment features a spacious open-plan reception, dining area and fitted kitchen, complete with white goods and an electric hob. The reception area benefits from direct access to a substantial private roof terrace measuring approximately 20'8" x 8'4", providing excellent outdoor space for relaxing and entertaining. Both bedrooms offer generous proportions, whilst the bathroom comprises a standing shower enclosure, wash basin and WC. **Property features:** - Two spacious double bedrooms - Third floor / top floor apartment - Large private roof terrace - Approximately 709 sq. ft. of internal living space - Spacious open-plan reception and dining area - Fitted kitchen with white goods included - Electric hob - Bathroom with standing shower enclosure - Gas central heating - Double-glazed windows - Entry phone system - Offered unfurnished - Moments away from East Ham Underground Station **Location** The property is situated on Sibley Grove, moments from East Ham Underground Station, providing excellent transport connections via the District and Hammersmith & City lines into Central London. Residents will also benefit from easy access to East Ham High Street, offering an extensive selection of supermarkets, restaurants, cafés, local amenities, schools and bus connections. This apartment offers an excellent combination of generous internal living space, private outdoor space and convenient transport links in a

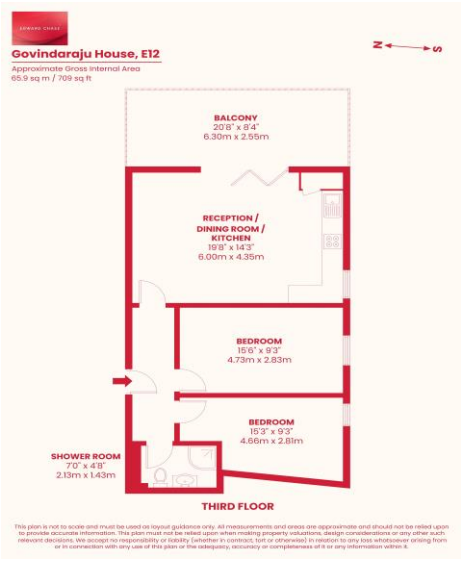












MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.